

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

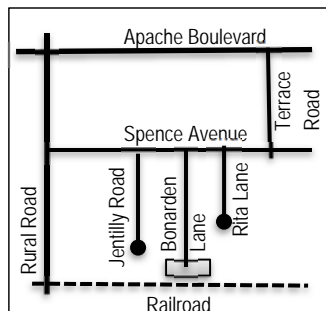
**Meeting Date: 09/12/2018
Agenda Item: 3**

ACTION: Request a Development Plan Review and for a new two-story multi-family development consisting of five dwelling units for TEMPE STUDENT HOUSING, located at 1432 and 1435 S Bonarden Lane. The applicant is 3 Engineering LLC. (This item is being continued from the August 28, 2018 meeting)

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Continue until October 9, 2018

BACKGROUND INFORMATION: TEMPE STUDENT HOUSING (PL180175) is a multi-family development located on two lots across the street from each other at the south end of Bonarden, adjacent to the railroad tracks. The two properties are zoned R-4, and would be developed as one project consisting of a single 4-bedroom unit on the west lot, with a surface parking for guests and four 4-bedroom units on the east lot. Each unit would have a two-car garage. The units resemble single-family residences but are not designed to be platted for individual sale. On August 28, 2018 The Development Review Commission heard a request for this project, and with a vote of 5 to 2 approved two Use Permit Standards for rear yard (east and west) setback of 8' and south side yard setback of 8' for the two lots. After further discussion regarding the design, the Commission voted 7 to 0 to continue the requested DPR to September 12th to allow the applicant to address the Commission comments regarding design. Due to the limited time between hearings, the applicant was not able to redesign the site and landscape plan and return drawings for the report. The applicant has requested time to meet with the Commission and discuss proposed elevation design changes and is requesting a continuance to the October 9th hearing date to allow sufficient time to further refine the design. The requested review includes the Development Plan Review building elevations and floorplans.



Existing Property Owner	Justin Helms, Haken Tempe Development LLC
Applicant	Matthew Mancini, 3 Engineering, LLC
Zoning District	R-4
Gross / Net site area	APN133-10-051 (west lot) .24 acres APN133-10-057 (east lot) .34 acres .58 acres total development
Density / Number of Units	9 du/ac (25 du/ac allowed in R-4) / 5 dwelling units West lot – 4 du/ac, 1 unit, East lot – 11 du/ac, 4 units
Unit Types	5 four-bedroom units
Total Bedrooms	20 bedrooms
Total Building Area	2,400 s.f. per unit, 12,000 s.f. total
Lot Coverage	West lot 1,200 s.f. or 11.5% (60% maximum allowed) East lot 4,800 s.f. or 31.8% (60% maximum allowed)
Total Lot Coverage	6,000 s.f.
Building Height	26' (40' maximum allowed)
Building Setbacks	West lot - 47' east front, 8' west rear, 8' south side, 71' north side East lot – 21' west front, 8' east rear, 8' south side, 10' north side (20' front, 10' rear, 10' side minimum in R-4) Use Permit Standard Reduction of 20% for the rear and side yard setbacks from 10' to 8' on both lots.
Landscape area	West lot - 31% (25% minimum required in R-4) East lot – 42% (25% minimum required in R-4)

Vehicle Parking	22 spaces: 10 garage + 12 surface lot. (16 minimum required for 5 4-bedroom units, ratio is 3.2 per unit including guest parking)
Bicycle Parking	10 spaces (5 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located south of Apache Boulevard and Spence Avenue, east of Rural Road, west of Terrace Road, and north and adjacent to the Union Pacific Railroad. The property is located in the Jen Tilly Neighborhood Association, within Character Area Three and zoned R-4. The site is comprised of two separate lots divided by a dead-end street without a turnaround. To the north and west of the site are older single-family and multi-family residences. To the east is vacant property owned by the City of Tempe, in the early design process for a new housing development on South Rita Lane. To the east of this are newer two-story single-family residences. The proposed site configuration resolves the traffic circulation conditions on Bonarden Lane by providing a standard circulation detail for large vehicle turn-around at the south end of Bonarden and redevelops two lots. Existing entitlements for this property that will remain in effect are: R-4 Multi-Family Zoning will remain. The requested continuance would be to October 9th, for Development Plan Review (DPR180096) including site plan, building elevations, and landscape plan.

SITE PLAN REVIEW

The site was challenged by a non-standard street termination that did not permit safe circulation for fire and refuse, and the need to provide upgraded sidewalks for the new development. The applicant had four preliminary site plan reviews, with changes to elevations, site plan and landscape plan to address staff comments. The final design required changes to the colors, which were originally proposed for five identical buildings with all grey materials.

PUBLIC INPUT

- A Neighborhood meeting was not required
- Community Development staff received seven emails concerning the proposed development. Residents are opposed to student housing, are concerned about traffic, tenant and guest behavior, property management, and parking. One resident spoke at the August 28th DRC hearing in opposition to the project. One resident provided written support read into the record. Three additional emails from residents were provided during study session, two in opposition and one in support.

DEVELOPMENT REVIEW COMMISSION

On August 28, 2018, the Development Review Commission heard a request for two Use Permit Standards for side and rear yard setbacks. This request was approved 5 to 2, with Commissioners Brown and Amorosi in dissent. The Commission discussed the proposed site plan, landscape plan and building elevations for the Development Plan Review. Clarifications on the hammerhead design and required sidewalk configuration were made by staff; the design had significant involvement from traffic engineering, fire and solid waste services to assure truck circulation requirements could be met. Concerns regarding design included:

- Too boxy - provide greater relief on the elevations with projections, pop-outs, recessed areas
- Looks like it was created for another market (not a locally derived context) – look at the architecture within the area for reference.
- Durability and quality of materials and concern regarding longevity of design, express concern regarding exposed wood roof beams on buildings and reference to deterioration of these at other locations.

- Looks like tract homes, not in character with the area
- Like the rooflines & roof material
- Solar orientation and energy efficiency – the design does not address sun exposure to windows and doors, the west and south side windows are not significantly recessed, and the canopies are fairly shallow (decorative not functional)
- Noise mitigation needed for residences in proximity to railroad, particularly with reduced south side yard.
- Liked the color on the doors

Staff provided the following recommendations to the applicant the day after the hearing:

- Local references for building articulation and detail within the façade:
 - Newberry Terrace single-family houses on Terrace Road east of this site.
 - Taylor Morrison Shadow Rock development in north Tempe.
 - Matamy Homes Rhythm development in south Tempe.
- Keep pitched metal roof with gable and hip, this provides a contemporary look more appropriate to newer development in the area, while reflecting the older ranch homes on the street.
- Frame out the rafter ends with fascia board, the other houses on Bonarden do not have exposed rafters.
- Consider a newer more contemporary masonry product such as honed or split faced CMU block, in a more contemporary grout pattern for a more contemporary look and higher-grade product. Or, use a stone product with a more contemporary grout pattern than what was proposed (examples were provided).
- Consider long narrow masonry blocks to reflect slump block character found in older ranch homes but used in a contemporary application.
- Building B recommendations: Add 5' deep front porch w/ masonry column supports across front of building wall and add 18" interior space to the upstairs bathroom on street front to project this portion of the second floor forward from the rest of the wall plane. The rear could have a pop-out, but not livable space due to the setback. These changes will add dimension and further visually recess the garage, which is 7' back from the door, creating a 12' "front patio" in front of the garage and visually reducing the garage impact at street front.
- Building A recommendations: On the first floor: add 5' deep rear patio to east side of units. Connect canopy on north side of units to be 1 larger shade canopy. On south side first floor, use bay window pop-out to enlarge entrance area and stair landing for better traffic flow, this provides a window view to side yard and physically breaks the building wall with the projection. At the front, provide a canopy 5' forward of the garage, to create a stronger front approach and larger shaded area. On the second floor, expand the bathroom footprints by 18-24" on north and south sides, this will break up the building wall with a pop-out and provide more interior space.

Additional comments were provided by email by a commissioner after the meeting:

- Modify the mass of the box, get some 3D relief that is more than a 5" pop-out or token effect. This may mean they lose a bedroom or even a building.
- The second floor of every building was identical and had full-height walls surrounding the stairs, so some residents will need to make five 90-degree turns from the top step to their bedroom door. Many of the walls surrounding the stairs can be modified to 42" high walls and open up that maze.
- The exterior walls, if wood frame, should really be 2x6 studs. We have been doing that since about 1980 in AZ. The 2x4s walls were labeled R20 on the sections. Maybe they were planning on 2" EIFS. + R-11 batts.
- The plumbing walls were all 2x4. Try running vent pipes and hot and cold-water pipe in those walls.
- The one AC unit upstairs will require a large duct dropping down to a soffit system for the first floor. Running ducts above the insulation layer on the attic floor wastes energy.

The applicant is redesigning the project based on the feedback provided and would like to show new conceptual designs to the Commission at the September 12th meeting.

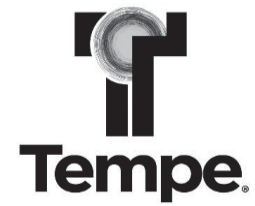
HISTORY & FACTS:

- | | |
|-----------|--|
| 1930s | Based on historic aerials the site was used for agriculture. |
| 1949 | Development started on the west side of Bonarden Lane (1432 S. Bonarden) |
| 1959-1966 | Building permits for sewer and electrical work on 1435 S Bonarden (east side of street). |

1972	1432 has no permit information, and has history of code violations after this date.
2017	Both properties were acquired by Haken Tempe Development LLC
August 28, 2018	Development Review Commission heard a request for two Use Permit Standards for rear yard (east and west) setback of 8' and south side yard setback of 8' for the two lots. The Commission voted 5 to 2 (Commissioners Brown and Amorosi in dissent) to approve the Use Permit Standards. After further discussion regarding the design, the Commission voted 7 to 0 to continue the requested DPR to September 12 th .
September 12, 2018	The Development Review Commission was scheduled to hear the request for Development Plan Review, the applicant is requesting review of the elevations for further input on the design modifications.
October 9, 2018	The applicant has requested a continuance to this date to allow sufficient time to redesign the project to meet Commission expectations.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
TEMPE STUDENT HOUSING
(PL180175)

ATTACHMENTS:

- 1-3. Site Context
(Location Map, Aerial, Aerial with Site Plan Overlay for reference)

- 4-7. Building Design
(Blackline Elevations for Buildings A & B and Floor Plans for Building A (units 1-3)
and Building B (units 4-5))

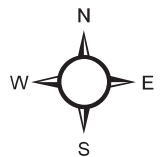
Tempe Student Housing

PL 180175



City of Tempe, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Mixed Use Educational (MU-ED)
- Commercial Shopping and Services (CSS)
- Single-Family Residential (R1-6)
- Multi-Family Residential General (R-4)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential High (R-5)
- Mixed Use High (MU-4)
- Single-Family Residential Planned Area Dev (R1-PAD)

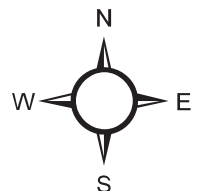


Tempe Student Housing

PL 180175

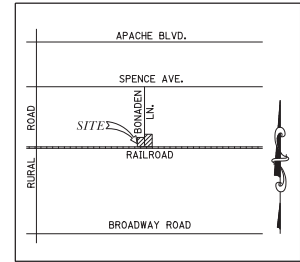
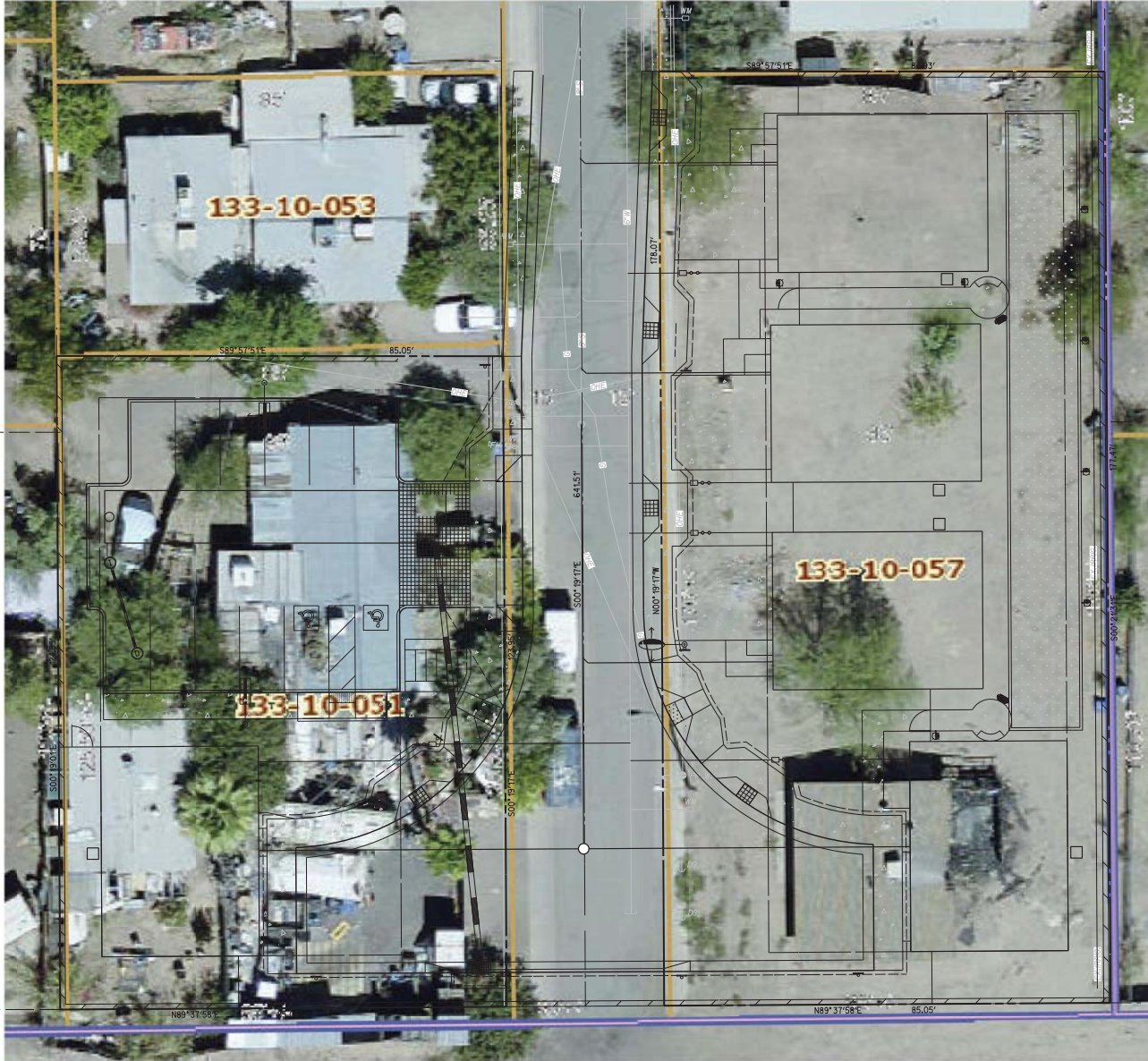


Aerial Map



CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY TEMPE STUDENT HOUSING

LOCATED IN A SOUTHWEST PORTION OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

OWNER/APPLICANT:
HAKEN TEMPE DEVELOPMENT, LLC
601 BRANDON WAY
AUSTIN, TX 78733

CONTACT: JUSTIN HELMS
PHONE: (214) 668-5419

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

ARCHITECT:
STERLING THOMPSON
2416 COLUMBUS AVENUE
WACO, TEXAS 76701

CONTACT: STERLING THOMPSON
PHONE: (254) 756-2311
FAX: (254) 756-2577

BENCHMARK:
CITY OF TEMPE PUBLISHED
CONTROL AT THE INTERSECTION OF
BROADWAY ROAD AND RURAL ROAD.
34 CITY OF TEMPE BRASS CAP IN
HAND-HOLE
ELEVATION: 117.08' (MEAN SEA
LEVEL NGVD-29)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1
LOT 28, JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40;

EXCEPT THE NORTH 487.5 FEET THEREOF; AND
EXCEPT THE EAST 15 FEET THEREOF.

PARCEL NO. 2:

THAT PORTION OF TRACT A, JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40, LYING BETWEEN THE PROLONGATION SOUTH OF THE WEST AND EAST LINES OF LOT 28, JEN TILLY TERRACE;

EXCEPT THE EAST 15 FEET.

LANDSCAPE ARCHITECT:
DESIGN ETHIC
1201 E. CAMELBACK RD, SUITE 250
SCOTTSDALE, AZ 85251

CONTACT: BRANDON PAUL
PHONE: (480) 225-7077
EMAIL: BPAUL@DESIGNETHIC.COM

BASIS OF BEARING:
HELD NORTH 00° 04' 37" WEST,
BETWEEN THE SOUTHWEST
CORNER OF SECTION 23 AND
THE WEST 1/4 CORNER OF
SECTION 23, PER (R.I.).

PROJECT DESCRIPTION:
N.T.S.
A PROPOSED 5 BUILDING
600-TOTAL BEDROOM STUDENT
HOUSING COMMUNITY.

ADDRESS:
1432 S. BONARDEN LANE
TEMPE, AZ 85281

ZONING:
R-4
(EXISTING & PROPOSED)

GENERAL PLAN:
PROJ. LAND USE/RESIDENTIAL
PROJ. DENSITY: MED/HIGH DENSITY
(UP TO 25 DU/AC)

PARCEL NO. 3:

LOT 29, AND THAT PORTION OF TRACT A, LYING BETWEEN THE PROLONGATION SOUTHERLY OF THE WEST LINE OF SAID LOT 29, AND THE PROLONGATION SOUTHERLY OF THE EAST LINE OF SAID LOT 29, TO THE SOUTH LINE OF TRACT A, JEN TILLY TERRACE, ACCORDING TO BOOK 28 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 433-1/3 FEET THEREOF; AND
EXCEPT THE WEST 15 FEET THEREOF, AS QUITCLAIMED TO THE COUNTY OF MARICOPA BY QUIT CLAIM DEED RECORDED JANUARY 12, 1951 IN DOCKET 677, PAGE 225.

ARIZONA REGISTERED PROFESSIONAL ENGINEER
D888111 OF
602-258-1100
1-800-785-8348
www.3engineering.com

TEMPE STUDENT HOUSING
 1431 & 1432 S. BONARDEN LANE TEMPE, AZ 85281
CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY



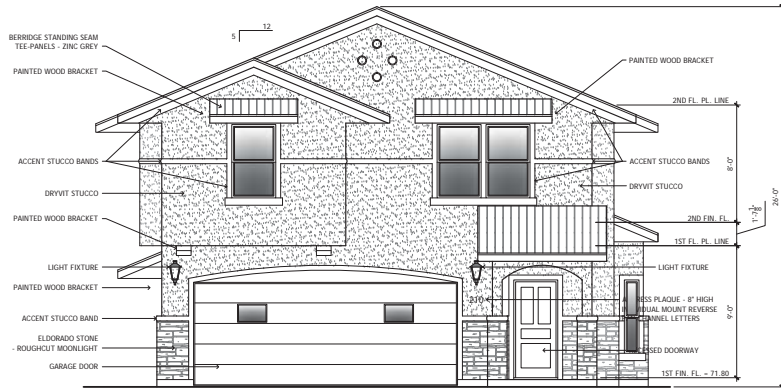
EXPIRES: 12/31/2018

3eengineering

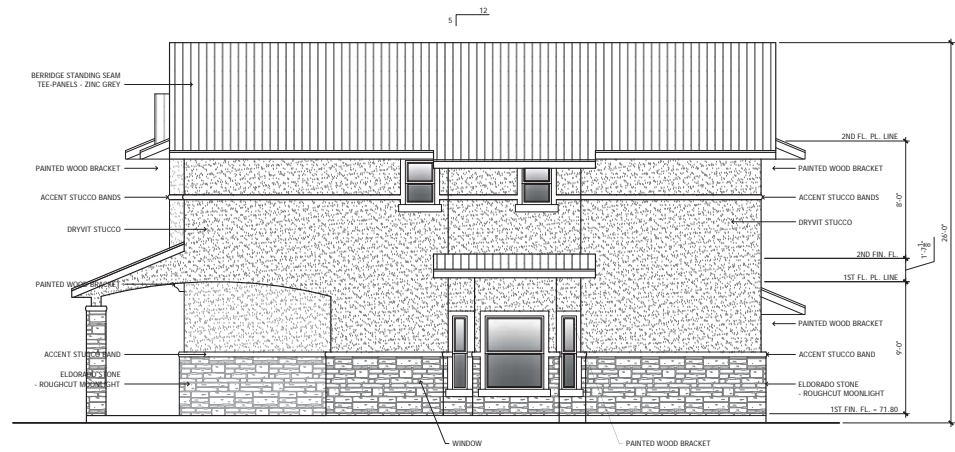
PLANNING CIVIL ENGINEERING SURVEYING
 1000 N. WASHINGTON ST., SUITE 100, CHANDLER, AZ 85226
 PHONE: 480-248-3000
 WWW.3ENGINEERING.COM

PROJECT NO. **5016**
 SHEET NO. **CO01**
1 OF 1

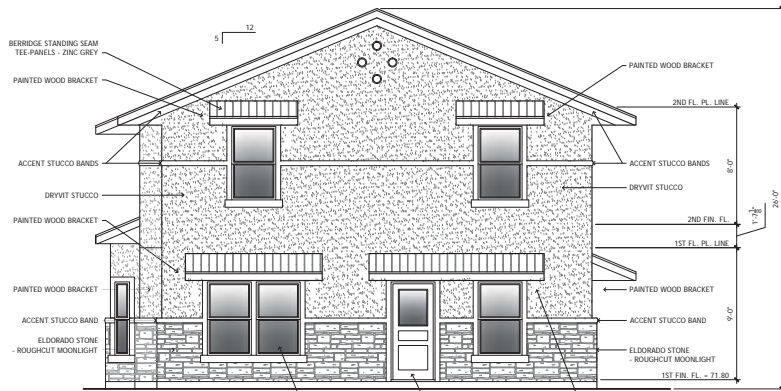
CASE #SPR 17161 SECTION 23N



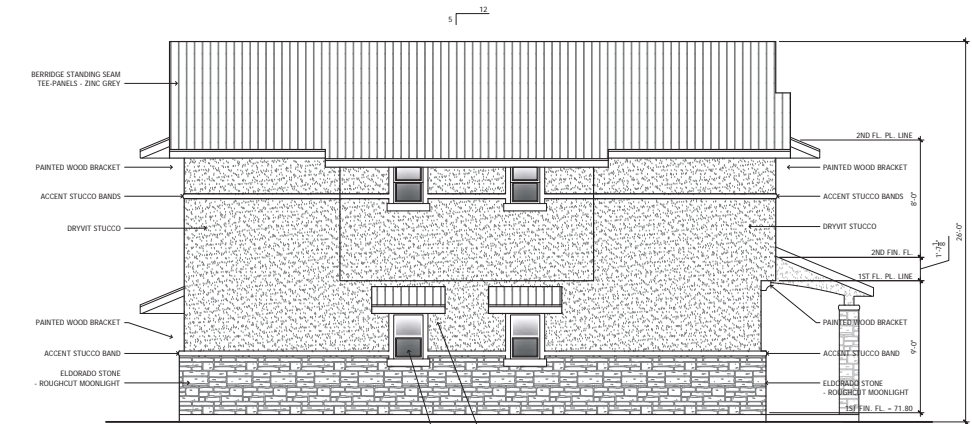
1 FRONT ELEVATION - BUILDING TYPE A
 1/4" = 1'-0"
 + WEST ELEVATION - BUILDINGS 1 (MIRRORED)
 + WEST ELEVATION - BUILDINGS 2-3



2 RIGHT SIDE ELEVATION - BUILDING TYPE A
 1/4" = 1'-0"
 + NORTH ELEVATION - BUILDING 1 (MIRRORED)
 + SOUTH ELEVATION - BUILDINGS 2-3



3 BACK ELEVATION - BUILDING TYPE A
 1/4" = 1'-0"
 + WEST ELEVATION - BUILDINGS 1 (MIRRORED)
 + EAST ELEVATION - BUILDINGS 2-3



4 LEFT SIDE ELEVATION - BUILDING TYPE A
 1/4" = 1'-0"
 + SOUTH ELEVATION - BUILDING 1 (MIRRORED)
 + NORTH ELEVATION - BUILDINGS 2-3



STERLING THOMPSON
 2416 COLUMBUS AVENUE
 WACO, TEXAS 76701
 P: 254.756.2311
 F: 254.756.2517

THIS DOCUMENT AND DESIGN ARE THE PROPERTY OF THE DESIGNER AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED REPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHTS ARE HEREBY RESERVED. © COPYRIGHT 2018

TEMPE STUDENT HOUSING
 1431 & 1432 S. BONARDEN LN.
 TEMPE, ARIZONA 85281

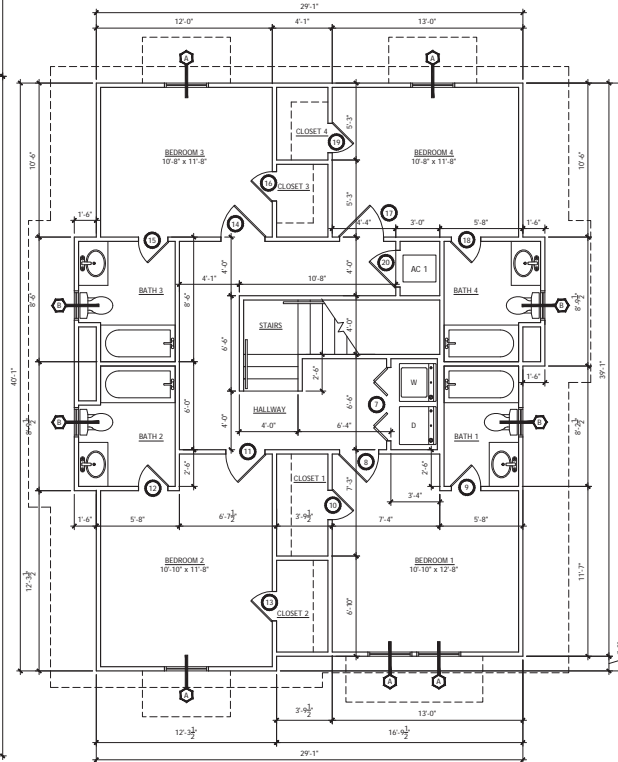
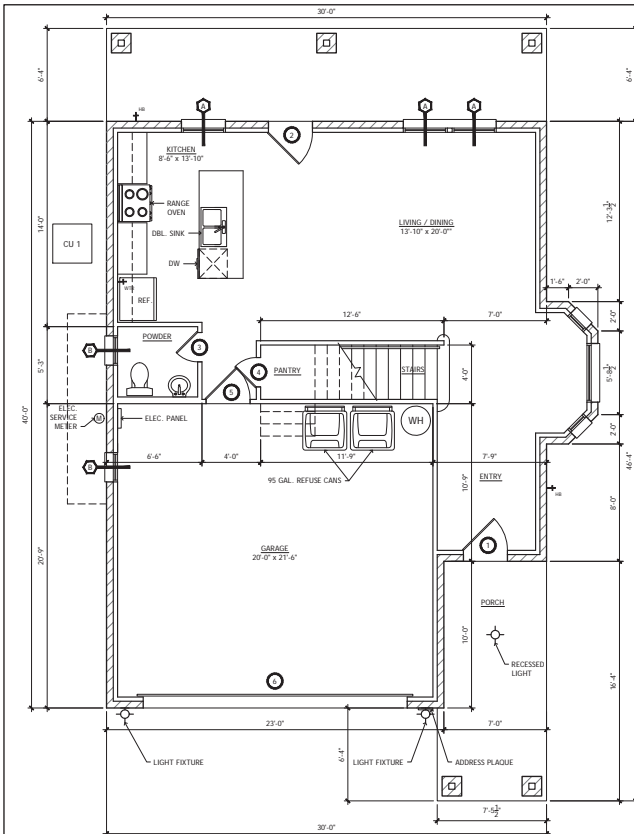
NOT FOR CONSTRUCTION
 NOT FOR PERMITTING

PROJECT #: 2017-11-09
 DRAWN: SWT
 CHECKED: SWT
 DATE: 09/04/18
 REVISIONS:

COPYRIGHT © 2018
 ALL RIGHTS RESERVED

EXTERIOR ELEVATIONS - BUILDING TYPE A

A7.1



GENERAL NOTES

- VERIFY ALL CONDITIONS @ SITE.
- ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 INTERNATIONAL FIRE CODE, THE 2010 NFPA 13 CODE, AND THE 2010 NFPA 72 CODE AS ADOPTED BY THE CITY OF TEMPE.
- ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE SELECTED BY THE OWNER.
- INSTALL MIN. FULL BATT'S INSULATION IN ANY EXTERIOR WALL.

BUILDING DATA

BUILDING CODES -	2012 INTERNATIONAL RESIDENTIAL CODE 2012 INTERNATIONAL FIRE CODE 2010 NFPA 13 CODE 2010 NFPA 72 CODE
OCCUPANCY TYPE -	RESIDENTIAL

FIREBLOCKING NOTE

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- CHIMNEYS AND FIREPLACES.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	REMARKS
1	3'-0"	6'-8"	1 1/2"	METAL ENTRY	
2	3'-0"	6'-8"	1 1/2"	METAL W/ LITE	INSULATED LOW E' GLASS
3	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
4	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
5	3'-0"	6'-8"	1 1/2"	METAL	
6	18'-0"	7'-0"	--	GARAGE	
7	PR. 2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD	
8	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD	
9	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
10	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
11	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD	
12	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
13	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
14	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD	
15	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
16	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
17	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD	
18	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
19	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD	
20	2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD	

ROOM FINISHES SCHEDULE

ROOM NAME	FLOOR		BASE	WALL	CEILING
	CONCRETE	VINYL WOOD PLANK	6" WOOD	GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT	GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT
1ST FLOOR					
PORCH	●		●	●	●
ENTRY	●		●	●	●
STAIRS	●		●	●	●
LIVING / DINING ROOM	●		●	●	●
KITCHEN	●		●	●	●
POWDER ROOM	●		●	●	●
GARAGE	●		●	●	●
2ND FLOOR					
HALLWAY		●	●	●	●
BEDROOM 1		●	●	●	●
BATHROOM 1		●	●	●	●
CLOSET 1		●	●	●	●
BEDROOM 2		●	●	●	●
BATHROOM 2		●	●	●	●
CLOSET 2		●	●	●	●
BEDROOM 3		●	●	●	●
BATHROOM 3		●	●	●	●
CLOSET 3		●	●	●	●
BEDROOM 4		●	●	●	●
BATHROOM 4		●	●	●	●
CLOSET 4		●	●	●	●

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	LITES	TYPE	QUANTITY	REMARKS
1	3'-0"	5'-0"	1/1	SINGLE HUNG	10	INSULATED LOW E' GLASS
2	2'-0"	3'-0"	1/1	SINGLE HUNG	6	INSULATED LOW E' GLASS



STERLING THOMPSON
 2416 COLUMBUS AVENUE
 WACO, TEXAS 76701
 P: 254.756.2311
 F: 254.756.2317

THIS DOCUMENT AND DESIGN ARE THE PROPERTY OF THE DESIGNER AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED REPRODUCTION OF THIS PLAN IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHTS ARE RESERVED.
 © COPYRIGHT 2011

TEMPE STUDENT HOUSING
 1431 & 1432 S. BONARDEN LN.
 TEMPE, ARIZONA 85281

NOT FOR CONSTRUCTION

NOT FOR PERMITTING

PROJECT #: 2017-11-09
 DRAWN: SWT
 CHECKED: SWT
 DATE: 09/04/18
 REVISIONS:

COPYRIGHT © 2018
 ALL RIGHTS RESERVED

FLOOR PLANS - BUILDING TYPE A
A5.1



STERLING THOMPSON
2416 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.756.2311
F: 254.756.2317

THESE DOCUMENTS AND DESIGN ARE THE PROPERTY OF THE DESIGNER AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED APPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHTS ARE HEREBY RESERVED. © COPYRIGHT 2018

TEMPE STUDENT HOUSING
1431 & 1432 S. BOWARDEN LN.
TEMPE, ARIZONA 85281

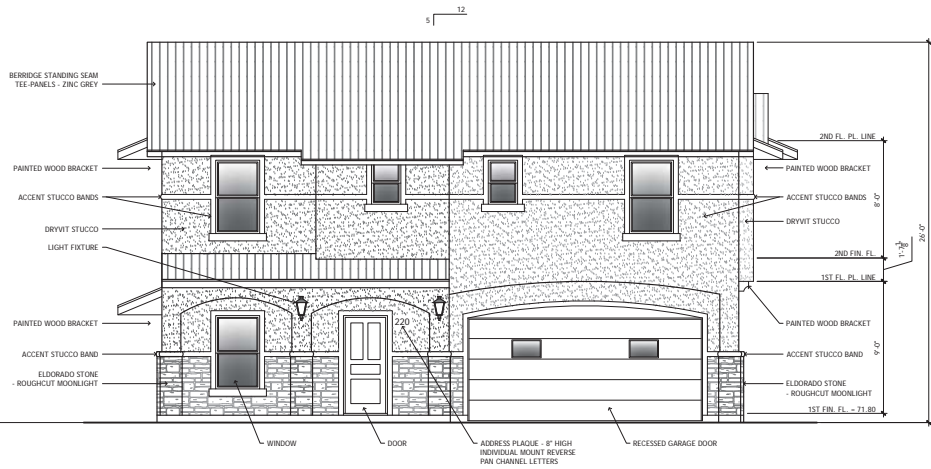
NOT FOR CONSTRUCTION
NOT FOR PERMITTING

PROJECT #: 2017-11-09
DRAWN: SWT
CHECKED: SWT
DATE: 08/14/18
REVISIONS:

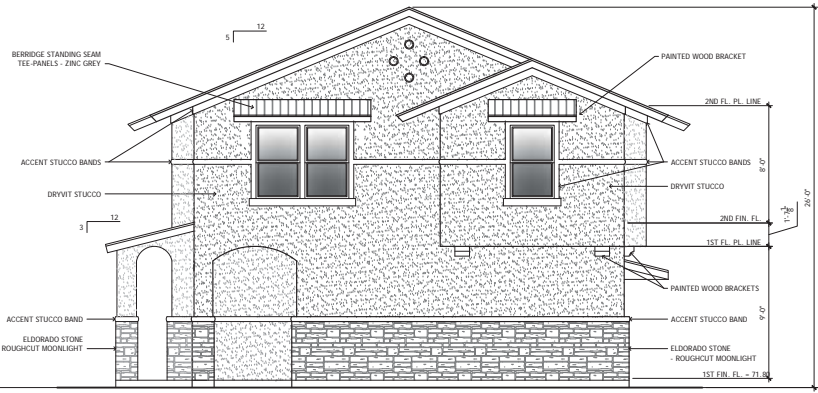
COPYRIGHT © 2018
ALL RIGHTS RESERVED

EXTERIOR ELEVATIONS -
BUILDING TYPE B

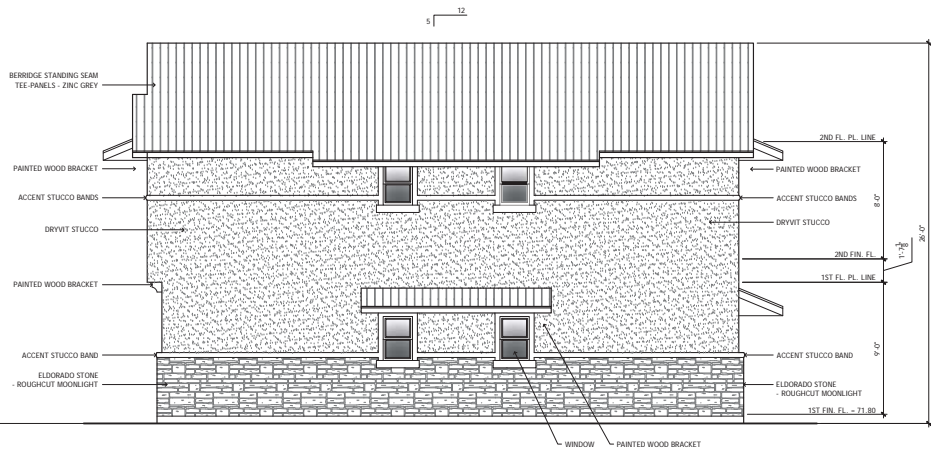
A7.2



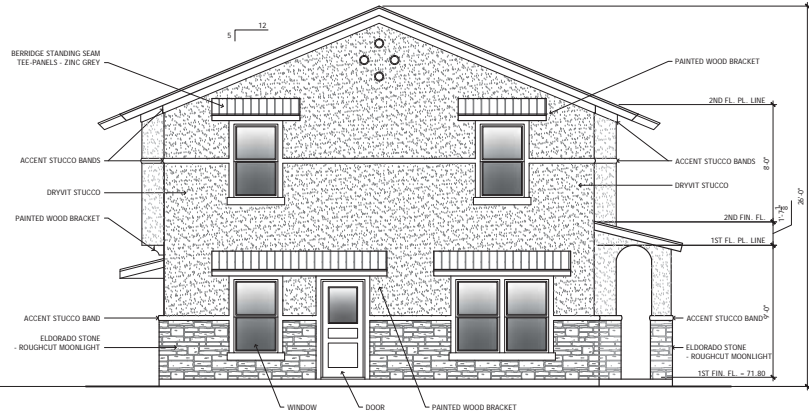
1 FRONT ELEVATION - BUILDING TYPE B
1/4" = 1'-0"
+ WEST ELEVATION - BUILDING 4
+ EAST ELEVATION - BUILDING 5



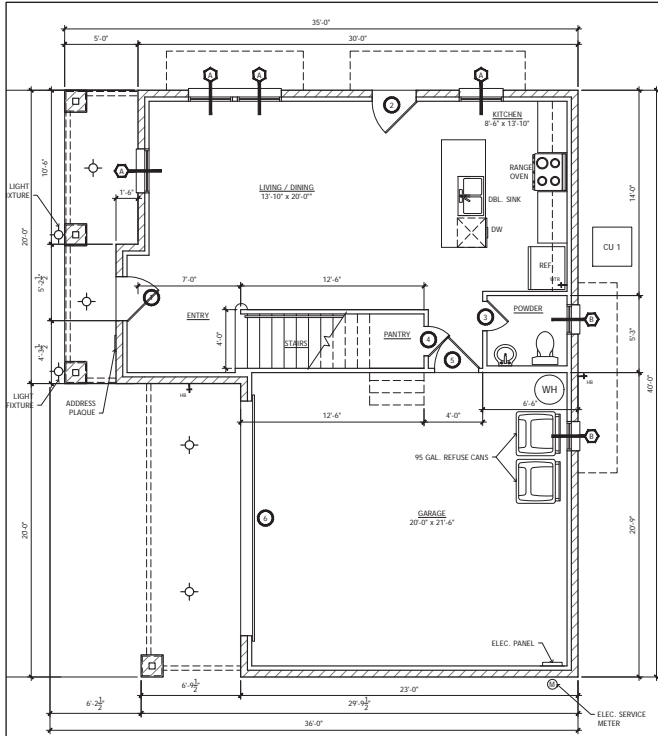
2 RIGHT SIDE ELEVATION - BUILDING TYPE B
1/4" = 1'-0"
+ SOUTH ELEVATION - BUILDING 4
+ NORTH ELEVATION - BUILDING 5



3 BACK ELEVATION - BUILDING TYPE B
1/4" = 1'-0"
+ EAST ELEVATION - BUILDING 4
+ WEST ELEVATION - BUILDING 5

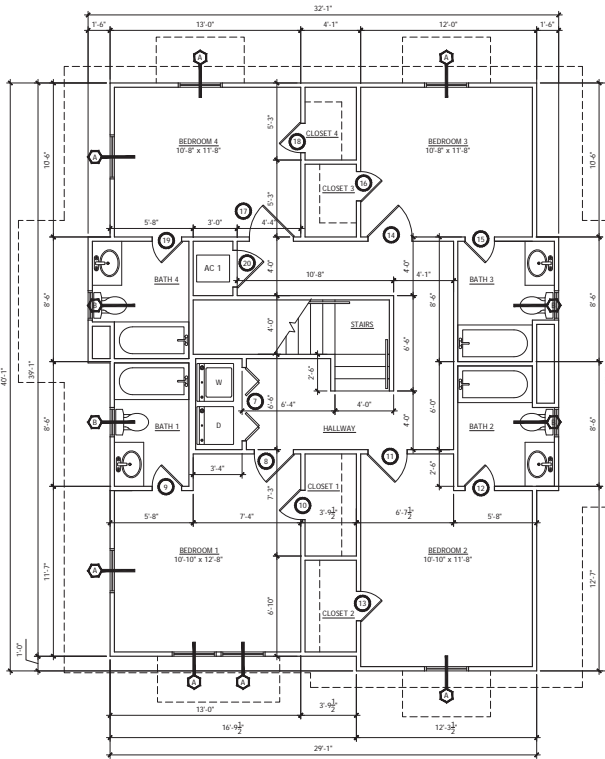


4 LEFT SIDE ELEVATION - BUILDING TYPE B
1/4" = 1'-0"
+ NORTH ELEVATION - BUILDING 4
+ SOUTH ELEVATION - BUILDING 5



1 FIRST FLOOR PLAN - BUILDING TYPE B

1/4" = 1'-0"
 LIVING AREA = 581 SQ. FT.
 PORCH = 29 SQ. FT.
 GARAGE = 477 SQ. FT.
 TOTAL = 1,086 SQ. FT.



2 SECOND FLOOR PLAN - BUILDING TYPE B

1/4" = 1'-0"
 LIVING AREA = 1,149 SQ. FT.

GENERAL NOTES

1. VERIFY ALL CONDITIONS @ SITE.
2. ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 INTERNATIONAL FIRE CODE, THE 2010 NFPA 13 CODE, AND THE 2010 NFPA 72 CODE AS ADOPTED BY THE CITY OF TEMPE.
3. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
4. ALL FINISHES SHALL BE SELECTED BY THE OWNER.
5. INSTALL MIN. FULL BATT'S INSULATION IN ANY EXTERIOR WALL.

BUILDING DATA

BUILDING CODES -	2012 INTERNATIONAL RESIDENTIAL CODE 2012 INTERNATIONAL FIRE CODE 2010 NFPA 13 CODE 2010 NFPA 72 CODE
OCCUPANCY TYPE -	RESIDENTIAL

FIREBLOCKING NOTE

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. CHIMNEYS AND FIREPLACES.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	REMARKS	
Ⓚ	3'-0"	6'-8"	1 3/4"	METAL ENTRY		
Ⓚ	3'-0"	6'-8"	1 3/4"	METAL W/ LITE	INSULATED LOW 'E' GLASS	
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	3'-0"	6'-8"	1 3/4"	METAL		
Ⓚ	18'-0"	7'-0"	--	GARAGE		
Ⓚ	PR. 2'-6"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-8"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-8"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-8"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-8"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-0"	6'-8"	1 3/4"	PREHUNG HC WOOD		
Ⓚ	2'-6"	6'-8"	1 3/4"	PREHUNG HC WOOD		

ROOM NAME	ROOM FINISHES SCHEDULE				
	FLOOR	BASE	WALL	CEILING	
CONCRETE					
VINYL WOOD PLANK					
TILE					
CARPET					
6" WOOD					
GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT					
GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT					
1ST FLOOR					
PORCH	●				
ENTRY	●				
STAIRS	●				
LIVING / DINING ROOM	●				
KITCHEN	●				
POWDER ROOM	●				
GARAGE	●				
2ND FLOOR					
HALLWAY	●				
BEDROOM 1	●				
BATHROOM 1	●				
CLOSET 1	●				
BEDROOM 2	●				
BATHROOM 2	●				
CLOSET 2	●				
BEDROOM 3	●				
BATHROOM 3	●				
CLOSET 3	●				
BEDROOM 4	●				
BATHROOM 4	●				
CLOSET 4	●				

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	LITES	TYPE	QUANTITY	REMARKS
Ⓜ	3'-0"	5'-0"	1/1	SINGLE HUNG	11	INSULATED LOW 'E' GLASS
Ⓜ	2'-0"	3'-0"	1/1	SINGLE HUNG	6	INSULATED LOW 'E' GLASS



STERLING THOMPSON
 2416 COLUMBUS AVENUE
 WACO, TEXAS 76701
 P: 254.756.2311
 F: 254.756.2317

THESE DOCUMENTS AND DESIGN ARE THE PROPERTY OF THE DESIGNER AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHTS ARE HEREBY RESERVED. ALL COPYRIGHT 2018.

TEMPE STUDENT HOUSING
 1431 & 1432 S. BOWARDEN LN.
 TEMPE, ARIZONA 85281

NOT FOR CONSTRUCTION
 NOT FOR PERMITTING

PROJECT #: 2017-11-09
 DRAWN: SWT
 CHECKED: SWT
 DATE: 08/14/18
 REVISIONS:

COPYRIGHT © 2018
 ALL RIGHTS RESERVED

FLOOR PLANS - BUILDING TYPE B

A5.2